

Property at 00030 SANDSCREEN ROAD

Prop ID 3820030

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Administrative Information

Owner name: AVON BUILDING SUPPLY
Second name: CO INC THE
Address: 1790 FARMINGTON AVENUE
City/state: UNIONVILLE CT Zip: 06085

Location Information

Map: 014 Clerk map:
Lot: 3820030 Neigh.: Zone: Vol: 067 Page: 0166

Assessments

Assmt category	Qty	Amount
Indust Land	6.40	358,400
Indust Building	1.00	33,300
Resident Outbldg	1.00	61,040
Indust Improvmnts	4.00	237,650

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:
Sale price:
Sale valid:
Values
Mkt value :
Cost value: 986,271

Summary

Total assessments	690,390
Total exemptions	
Net assessment	690,390

Utilities

Water	Connecticut
Sewer	Septic
Gas	None

Sales ratios

Cost/sale :
Mkt/sale :
Assmt/sale:

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
IPRI	31	6.400	80,000	512,000		512,000	358,400
Ind Primary		278,784					

6.400 acres Total land value 512,000 358,400

Commercial Building Information

Subject	Code	Description	Use	Description	Perc
Primary Use	82	M/U and Indust	0	Basement	
Exterior Walls	01	Wood Frame			
Roof Material	01	Asphalt Shingles	1st Floor	44 Light Manufact	100.00
Roof Type	01	Gable			
Foundation	01	Poured Concrete	2nd Floor		
Interior Walls	04	Panel			
Floors	05	Vinyl Tile	3rd Floor		
Heating System	02	Forced Hot Air			
Fuel Type	02	Natural Gas	4th Floor		
Construct Type	01	Wood Frame			
Grade	30	C			
Garage					
Basement	99	None			
Bsmt Finish					
Air Cond	01	Central Air			
Interior Cond	04	Average			
External Cond	04	Average			
CDU					
		Year Built:	Eff Year Built:		

Commercial Valuation Summary

Main Area: 1,284 Construction Type: Wood Frame

Subject	Code	Description	Perc	AdjSF	AdjRate	Net Value
Basement						
1st Floor	44	Light Manufact	100.00	1,284	52.93	67,960
2nd Floor						
3rd Floor						
4th Floor						
Other Features		Size	Rate	Qty	Rate	Value
Sub-Total						67,960
Grade	C	Factor	1.0000			67,960
CDU		C&D Factor	1.00			67,960
Depreciation			30 %			47,572
Computed cost value @ 70%						33,300

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
C04 Shed	8	160	1,280	54.85	2015	C	70,208	25	52,700
C84 Canopy	40	140	5,600	21.10		C	118,160	50	59,100
C04 Shed			8,595	54.85		C	471,436	75	117,900
C04 Shed			8,004	54.85		C	439,019	75	109,800
Value at 70%		237,650	Value at 100%		339,500				

